

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II

(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER

(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 2, 2020

SUBJECT: S20-08 GABRIELLA POINTE COMMERCE CENTER-INFRASTRUCTURE

PLAT: REQUEST TO APPROVE A PRELIMINARY INFRASTRUCTURE PLAT, STREETSCAPE PLAN, GRADING AND DRAINAGE PLAN, THEME WALL DESIGNS AND ENTRY MONUMENTS FOR GABRIELLA POINTE, ON APPROX. 148.56 ACRES LOCATED AT THE SOUTHEAST CORNER OF HIGLEY ROAD AND WARNER ROAD IN THE REGIONAL COMMERCIAL (RC), BUSINESS PARK (BP), MULTI FAMILY/MEDIUM (MF/M) AND

MULTI FAMILY/LOW (MF/L) ZONING DISTRICTS.

STRATEGIC INITIATIVE: Exceptional Built Environment

Approval of this infrastructure plat will allow the landowner to establish the overall project circulation, major infrastructure improvements, phasing of those improvements, and the location and general design of project monument signs and accompanying landscaping.

RECOMMENDED MOTION

Approve the Findings of Fact and S20-08, Gabriella Pointe Commerce Center Infrastructure Plat - Request to approve a Preliminary Infrastructure Plat, streetscape plan, grading and drainage plan, theme wall designs and entry monuments for Gabriella Pointe, on approx. 148.56 acres located at the southeast corner of Higley Road and Warner Road in the Regional Commercial (RC), Business Park (BP), Multi Family/Medium (MF/M) and Multi Family/Low (MF/L) zoning districts.

<u>APPLICANT</u> <u>OWNER</u>

Company: IPlan Consulting Company: Michelon Family AZ Land LLC

Name: Greg Davis Address: 3540 Haweswood Ct.
Address: 3317 S. Higley Rd. #114-622 Crete, IL 60417

3317 S. Higley Rd. #114-622 Crete, IL 60417 Gilbert, AZ 85297 Phone: 480-854-1500

Phone: 480-227-9850 Email: john@westernhorizonsinc.com

Email: greg@iplanconsulting.com

BACKGROUND/DISCUSSION

History

Date	Description
May 11, 1999	Town Council approved A99-04 (Ord No. 1170) annexing a portion of the subject site into the Town of Gilbert
July 20, 1999	Town Council approved Z99-21 (Ord No. 1188) rezoning a portion of the subject site from Maricopa County Rural - 43 to Garden Industry (I-1) with a PAD
June 24, 2003	Town Council approved GP02-10 (Res. No. 2428) amending the land use classification on a portion of the subject site from Golf Course/Cemetery to Residential > 8-14 DU/Acre and Residential > 14-25 DU/Acre
July 22, 2003	Town Council approved Z03-05 (Ord. No. 1502) rezoning a portion of the subject site from Garden Industry (I-1) to Single Family Cluster Home (R-CH) and Multi Family Residence (R-4) with a PAD
December 6, 2018	Town Council approved A18-05 (Ord. No. 2692) annexing the west 72 acres of the subject site into the Town of Gilbert.
December 6, 2018	Town Council approved GP18-08 (Res. No. 4024) amending the land use classification on approx. 152.9 acres located at the southeast corner of Higley and Warner Roads from 39.6 acres of Regional Commercial (RC) and 113.3 acres of Business Park (BP) to 56.4 acres of Regional Commercial (RC), 57.5 acres of Business Park (BP), 19.5 acres of Residential > 8-14 DU/Acre, and 19.5 acres of Residential > 14-25 DU/Acre land use classification.
December 6, 2018	Town Council approved Z18-18 (Ord. No. 2693) rezoning the subject site from approx. 39.9 acres of Light Industrial (LI), 24.9 acres of Multi Family/Low (MF/L), and 14.2 acres of Multi Family/Medium (MF/M) zoning districts, all with a Planned Area Development (PAD) overlay, and 73.9 acres of Maricopa County Rural – 43 (RU-43) zoning district, to approx. 56.4 acres of Regional Commercial (RC), 19.5 acres of Multi-Family/Low (MF/L), 19.5 acres of Multi-Family/Medium (MF/M), and 57.5 acres of Business Park (BP) zoning districts.

Overview

Gabriella Pointe Commerce Center is a proposed commercial, business park and multifamily development located at the southeast corner of Higley Road and Warner Road. On December 8, 2018 the west 72 acres of the site was annexed into the Town of Gilbert along with the approval of a major General Plan Amendment and rezone to Regional Commercial, Business Park, Multi-Family/Medium and Multi-Family/Low zoning districts per cases GP18-08 & Z18-18. The current proposal is to establish the overall project circulation, major infrastructure improvements, phasing of those improvements, and the location and scope of the project monument signs and general landscaping design.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center (SC), Residential > 8-14 DU/Acre, Residential > 2-3.5 DU/Acre	Shopping Center (SC), Multi-Family/Low (MF/L), Single Family – 6 (SF-6) all with a PAD	Warner Road and then Morrison Ranch
South	Utility/Transportation (U/TR)	Public Facilities/Institutional (PF/I).	Loop 202 San Tan Freeway then Residential
East	Public Facilities/Institutional (PF/I) and Residential > 5-8 DU/Acre	Public Facilities/Institutional (PF/I), Single Family - D (SF-D), Single Family - A (SF-A) all with a PAD	Fire Station No. 6 and Residential (Cooley Station North)
West	Shopping Center (SC), General Commercial (GC), Residential > 5-8 DU/Acre, Business Park (BP)	Shopping Center (SC), General Commercial (GC), Single Family Detached (SF-D); Business Park (BP)	Higley Road, then Residential (San Savino Subdivision), Shopping Center (San Savino Village) and Charter School (American Leadership Academy)
Site	Business Park (BP), Regional Commercial (RC), Residential > 14 - 25 DU/Acre and Residential > 8 - 14 DU/Acre	Business Park (BP), Regional Commercial (RC), Multi- Family/Medium (MF/M), Multi-Family/Low (MF/L)	Vacant

Infrastructure Plat Summary

The Gabriella Point Commerce Center located at the southeast corner of Warner and Higley Roads consists of a total of 148.56 acres with a mix of commercial, business park and multifamily zoning districts. As part of the rezoning approval in December of 2018 a condition of

the adopted Ordinance (No. 2693) required the applicant to establish an overall "master plan" illustrating the circulation and improvements planned for the development prior to the first project being approved. The proposed Preliminary Infrastructure Plat satisfies that condition and will establish the overall project circulation, major infrastructure improvements, phasing of those improvements, and the location and scope of the project monument signs and general landscaping design. Please note that site-specific development including the creation of additional lots, site landscaping, walls, lighting, parking, driveway locations, building designs etc. will be submitted separately at a future date.

The proposed plat includes two main access locations, with one off Higley Road and one-off Warner Road classified as major arterials. The proposed infrastructure plat specifically includes the following improvements:

Phase One Improvements:

- Dedication and improvements of 70' of half street right of way along both Higley Road and Warner Road per major arterial standards;
- Establishment of the alignment, 80' right-of-way dedication, sections, and improvements for Martingale Drive and Elona Drive consistent with major collector standards set forth in the Town of Gilbert Public Works and Engineering Standards;
- Establishment of the intersection designs at the main entrances off Higley Road and Warner Road including installation of crosswalks and stop bars and deceleration lanes;
- Establishment of the intersection designs at Martingale Drive and Tidwell Drive including installation of crosswalks and stop bars;
- Establishment of the roundabout design at Martingale Drive and Elona Drive;
- The design and locations of temporary right of way retention basins along Higley Road, Warner, Martingale Road, Elona Drive and Tidwell Drive;
- Establishment of the general design and location of the entry monuments at the northeast corner of the Higley Road entrance and southwest corner of the Warner Road entrance. The entry monuments are designed with a combination of stone veneer and travertine plank base and incorporate a 12ft tower with a faux window and shutters and a tile roof;
- Establishment of the general design of right of way landscaping along Higley Road, Warner Road, Martingale Drive, Elona Drive and Tidwell Drive. Proposed trees include Red Push Pistache along Higley Road and Warner Road; Chinese Elm, Swan Hill Olive, Mondel Pine and Fan Tex Ash along Martingale Road, Elona Drive and Tidwell Drive. Proposed shrubs, groundcovers and accents along all roadways include Bougainvillea, Pink Fairly Duster, Mexican Grass Tree, Dwarf Myrtle, Mexican Honeysuckle, Rio Bravo Sage, Regal Mist, Deer Grass, Desert Ruellia, Orange Jubilee, Dallas Red Lantana, Dwarf Callistemon, Outback Sunrise and Afterglow Bougainvillea. All landscaping shall be designed per the Gateway Area Right-of-Way Improvements Standards and Streetscape Design Guidelines.

Phase Two Improvements:

• The alignment 60' right-of-way dedication, sections, and improvements for Tidwell Street consistent with the Minor Collector standards established in the Public Works and Engineering Standards; it is important to note that the development of Tidwell may not be needed depending on the design of the MF/M and MF/L parcels and thus is proposed for Phase 2.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Approve the Findings of Fact and S20-08, Gabriella Pointe Commerce Center Infrastructure Plat - Request to approve a Preliminary Infrastructure Plat, streetscape plan, grading and drainage plan, theme wall designs and entry monuments for Gabriella Pointe, on approx. 148.56 acres located at the southeast corner of Higley Road and Warner Road in the Regional Commercial (RC), Business Park (BP), Multi Family/Medium (MF/M) and Multi Family/Low (MF/L) zoning districts, subject to the following conditions of approval:

- a. The Final Plat and Open Space Plans for Gabriella Pointe Commerce Center and construction of the project shall be in substantial conformance with Exhibit 4, Preliminary Infrastructure Plat and Exhibit 5, the Preliminary Landscape Design approved by the Planning Commission/Design Review Board at the September 2, 2020 public hearing.
- b. Prior to the development of Gabriella Pointe Commerce Center, a Design Review application approving site-specific development including but not limited to site landscaping, walls, lighting, parking, driveway locations and building designs shall be submitted for review and approval. The creation of additional lots shall require approval of a preliminary plat.

Respectfully submitted,

Keith Newman, Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Project Narrative
- 4) Preliminary Infrastructure Plat
- 5) Preliminary Landscape Design
- 6) Preliminary Grading and Drainage Plan
- 7) Preliminary Utility Plan

S20-08 Gabriella Pointe Commerce Center Infrastructure Preliminary Plat Attachment 1 – Findings of Fact

FINDINGS OF FACT S20-08, Gabriella Pointe Commerce Center Infrastructure Preliminary Plat

- 1. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 2. The project is consistent with all applicable provisions of the Zoning Code;
- 3. The project is compatible with adjacent and nearby residential development; and
- 4. The project design provides for safe and efficient provision of public services.

S20-08 Gabriella Pointe Commerce Center-Infrastructure Plat $\underline{\underline{N}}$ Attachment 2 - Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 2, 2020 TIME: 6:00 PM*

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Refer to the meeting agenda for methods of public participation, as permited under Arizona state law.

*Call Planning Division to verify date and time: (480) 503-6812

REQUESTED ACTION:

S20-08 GABRIELLA POINTE COMMERCE CENTER-INFRASTRUCTURE PLAT: Request to approve a Preliminary Infrastructure Plat, streetscape plan, grading and drainage plan, theme walls designs and entry monuments for Gabriella Pointe, on approx. 148.56 acres located at the southeast corner of Higley Road and Warner Road in the Regional Commercial (RC), Business Park (BP), Multi Family/Medium (MF/M) and Multi Family/Low (MF/L) zoning districts.

SITE LOCATION:



APPLICANT: Iplan Consulting Corporation

CONTACT: Greg Davis

ADDRESS: 3317 S. Higley Rd. #114-622

Gilbert, AZ 85297

TELEPHONE: (480) 227-9850 E-MAIL: greg@iplanconsulting.com

^{*} The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertaz.gov/departments/development-services/planning/planning-commission

S20-08 Gabriella Pointe Commerce Center-Infrastructure Plat Iplan Consulting Attachment 3 - Project Narrative

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Gabriella Pointe Commerce Center Preliminary Plat Narrative

This narrative accompanies a request by the Gabriella Pointe Commerce Center (GPCC) ownership to process a Preliminary Plat request through the Town of Gilbert processes. The purpose of the Preliminary Plat is to establish the overall project circulation, major infrastructure improvements, phasing of those improvements, and the location and scope of the project monument signs and accompanying landscaping. The GPCC minor General Plan Amendment and Rezoning were approved on December 6, 2018 as part of cases GP18-08 & Z18-18. A condition of the adopted Ordinance (#2693) required the applicant to follow up with an overall "master plan" illustrating the circulation and improvements planned for the project prior to the first project being approved.

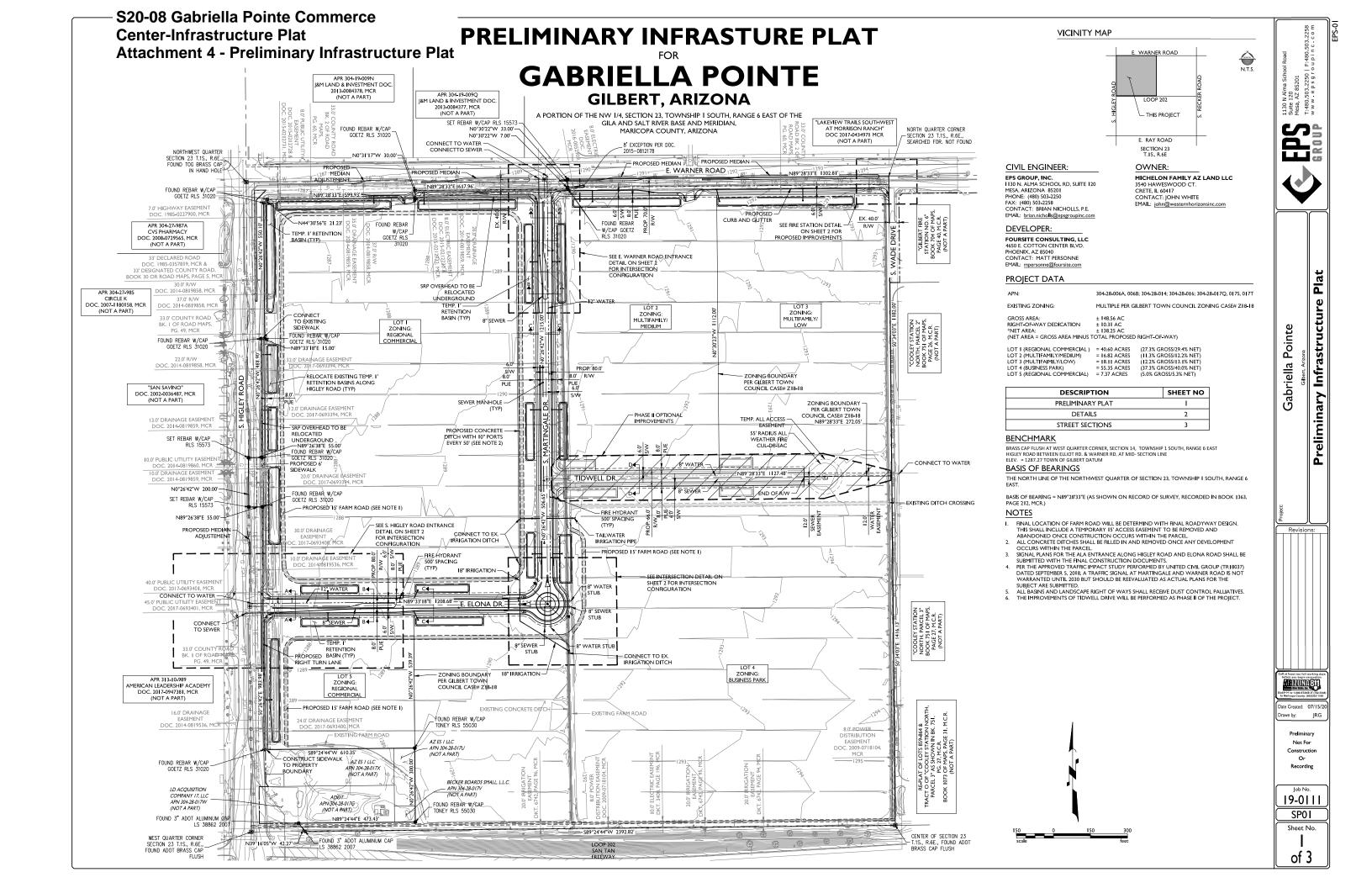
The GPCC team has joined forces with the Frankel development team, who is in escrow to purchase all 40-acres of the multi-family parcels in the project, to design this initial overall plan. Unlike a typical Preliminary Plat, we are limiting our development approval to the major site circulation, the accompanying infrastructure improvements, and the overall project entry monumentation and associated landscaping. Site-specific Site Plans that contain additional details such as site landscaping, walls, lighting, parking, driveway locations, etc. will be submitted separately by those developers at a future date. The Preliminary Plat submittal package includes two detailed exhibits:

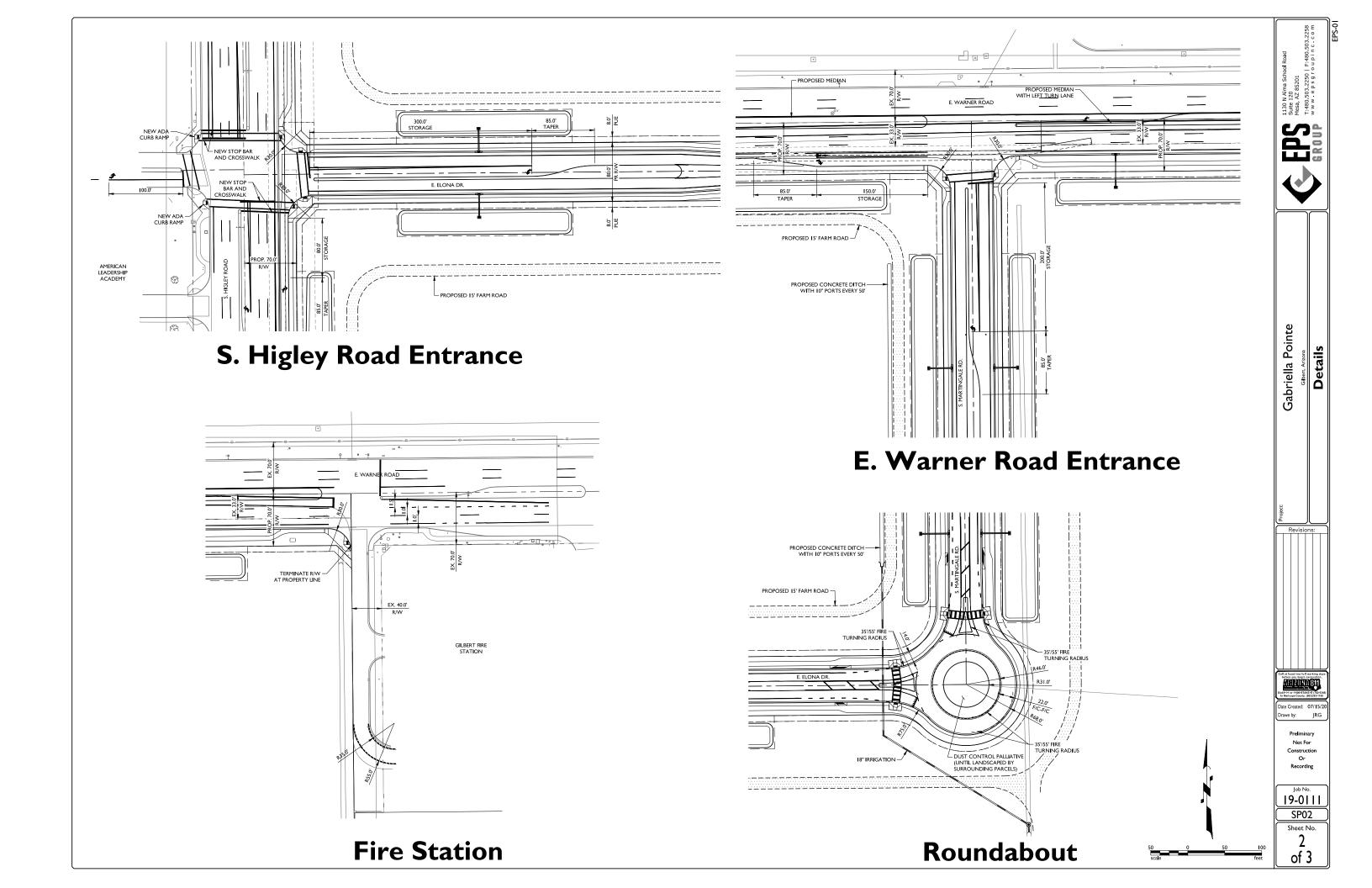
Preliminary Plat: Is a three sheet document that identifies the Ordinance required dedication and improvements to both Higley Road and Warner Road; the alignment, right-of-way dedication, sections, and improvements for the major collector street; the alignment, length, section, right-of-way dedication, and improvements for Tidwell Street (Minor Collector); the intersection designs for all of the aforementioned streets in the project; and the proposed phasing of the above mentioned improvements. Please note that the development of Tidwell may not be needed depending on the design of the MF/M and MF/L parcels and thus is proposed for Phase 2.

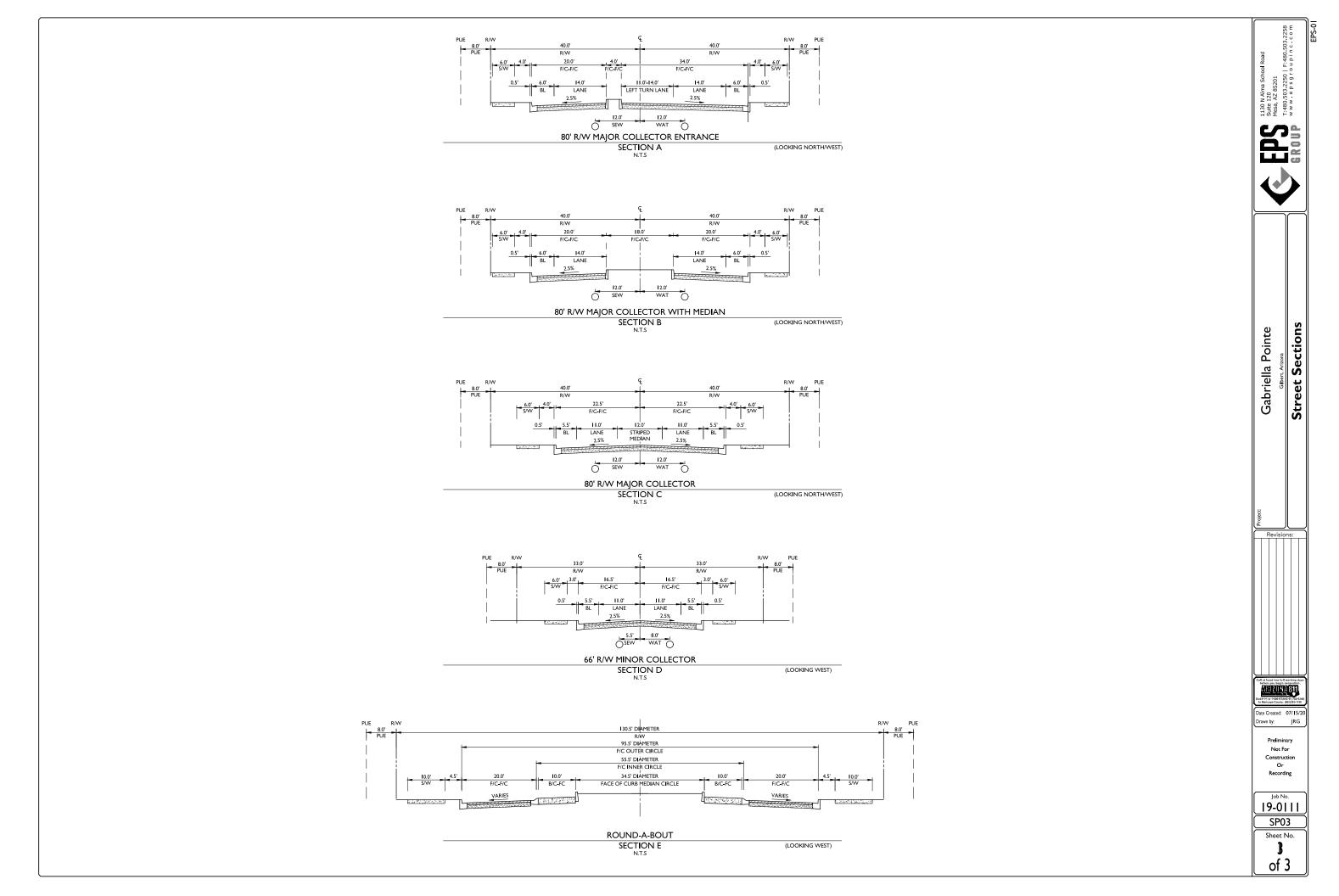
Landscape Plan & Entry Monument: Is a fifteen sheet document that illustrates the location of the four proposed GPCC community entry monument signs; the detailed design of the community entry monument signs including dimensions, colors, and materials; the landscaping area limits planned to be installed along with the community entry signs; and the plant material types to be used in these areas. Please note that the monument design follows the GPCC community Design Guidelines which follow a Tuscan theme to honor the family who owns the land. Additional landscape areas along Higley Road, Warner Road, and the interior collector street are included as "typical details" for when those areas are ultimately developed. Wall designs, lighting fixture details, decomposed granite locations, plant palette, and a colors/materials detail sheet are also included in this exhibit.

In addition to satisfying an Ordinance requirement, the ownership is pursuing this request as it is their desire to design and install all of the major internal spine infrastructure along with the perimeter improvements up front to help establish this property as "shovel ready" property for both Commercial and Employment uses. We hope the Town supports this goal and assists us to achieve success.

Phone: 480-227-9850

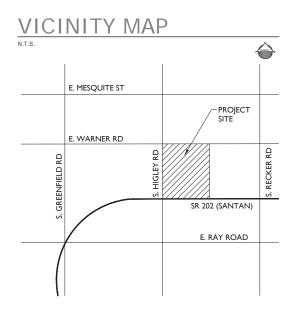






Gabriella Pointe Commerce Center

Gilbert, Arizona





SHEET INDEX

SHEET #	SHEET TITLE
L-CS	Cover Sheet
L-0.01	Overall Sheet Index Map
L-1.01 - L-1.03	Entry/Street Enlargement Plans
L-2.01 - L-2.02	Primary Entry Sign
L-3.01 - L3.03	Entry/Street Planting Plans
L-4.01 - L-4.02	Landscape Plant Palette Imagery
L-5.01	Decomposed Granite Plan
L-6.01	Lighting Imagery

Preliminary Landscape Design Package

Submitted April 29th, 2020 Resubmitted July 15th, 2020 Resubmitted August 12th, 2020

PROJECT TEAM

LAND OWNER: Michelon Family AZ Land LLC Western Horizon Inc. 3540 Haweswood Court Crete, IL 60417

SALES & MARKETING:

7255 E. Hampton Avenue, Suite 122 Mesa, AZ 85209

TEL: (480) 854-1500 CONTACT: John White

LANDSCAPE ARCHITECT: **EPS GROUP, INC.**

1130 N. Alma School Road, Suite 120

MESA, AZ 85201 TEL: (480) 503-2250

CONTACT: Tom Snyder, RLA, ASLA



PLANNER:

IPLAN CONSULTING

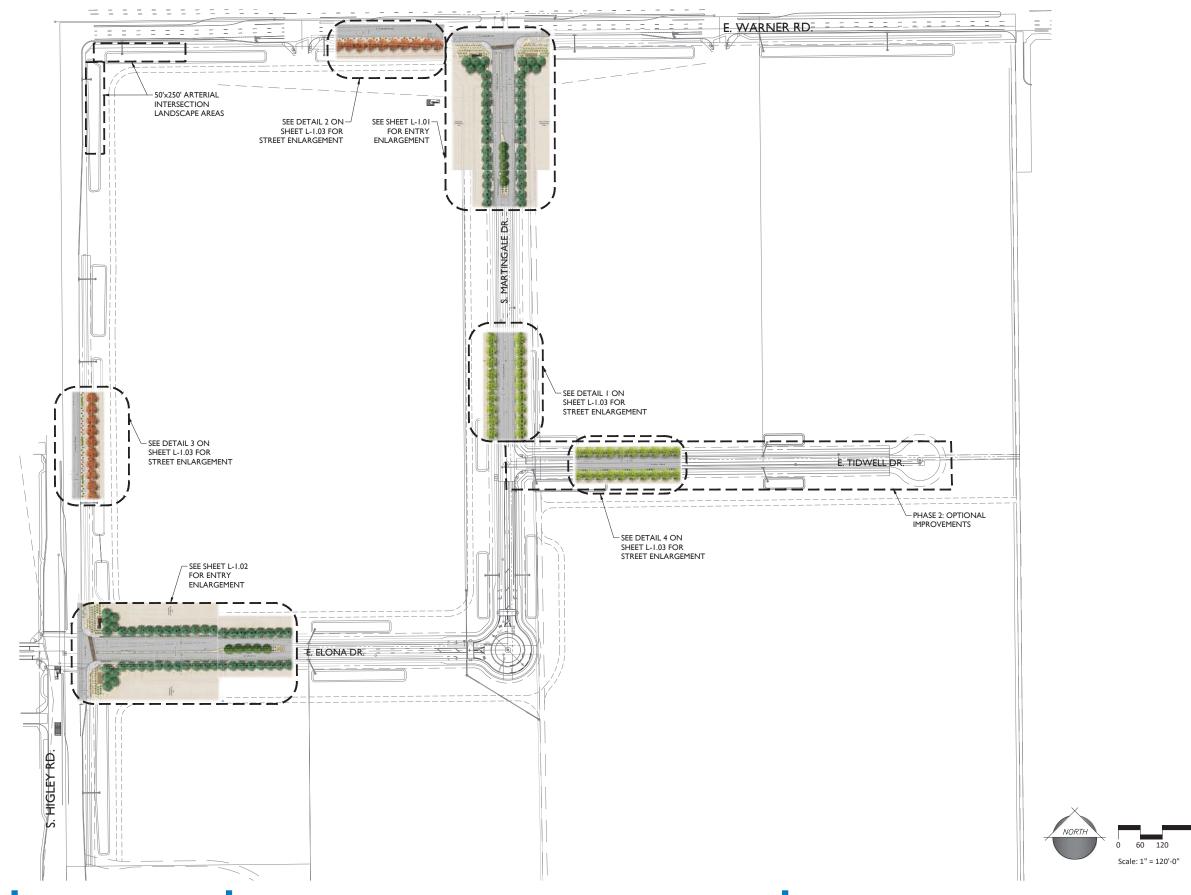
3317 S. Higley Road, Suite 114-622 Gilbert, AZ 85297

TEL: (480) 227-9850 CONTACT: Greg Davis

E-mail: greg@iplanconsulting.com



OVERALL SHEET MAP INDEX

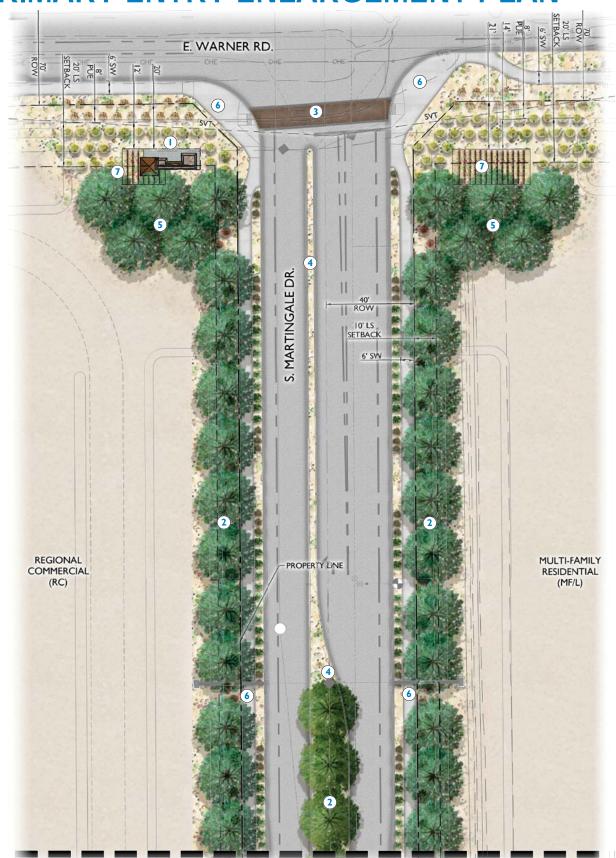




L-0.01



PRIMARY ENTRY ENLARGEMENT PLAN



KEYNOTES

- PRIMARY ENTRY SIGN
- 2 STREET THEMATIC TREE
- 3 DECORATIVE VEHICULAR PAVING
- 4 RAISED MEDIAN
- SIGNATURE ENTRY TREE GROVE 6' SIDEWALK (TYP)
- VINE PLANTING

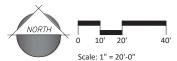
PLANT LEGEND

1 4	1 1 1	LLGLIND			
SYMBO	OL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES	d.				
and the	1	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	
	die.	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box	88
ALC: N		Pinus eldarica	Mondel Pine	24" Box	10
	No.	Pistache chinensis 'Red Push '	Red Push Pistache	24" Box	
		Ulmus parvifolia	Chinese Evergreen Elm	24" Box	
SHRUI	BS/AC	CENTS	COMMON NAME	SIZE	QTY
(Bougai	nvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal	
0	Callian	dra eriophylla	Pink Fairy Duster	5 Gal	74
*	Dasylin	ion quadrangulatum	Mexican Grass Tree	5 Gal	
	Myrtus	communis 'Compacta'	Compact Dwarf Myrtle	5 Gal	
\odot	Justicia	spicigera	Mexican Honeysuckle	5 Gal	
◎ ⊕ * • * • * • * • • * • • • • • • • • • • • • • • • • • • •	Leucop	hyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	52
	Muhler	bergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	126
**	Muhler	bergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	121
0	Muhler	bergia rigens	Deer Grass	5 Gal	93
	Ruellia	peninsularis	Desert Ruellia	5 Gal	58
\mathcal{X}	Tecom	a x 'Orange Jubilee'	Orange Jubilee	5 Gal	
GROL	INDC	OVERS	COMMON NAME	SIZE	QTY
\otimes	Calliste	emon x 'Little John'	Dwarf Callistemon	I Gal	114
●	Eremo	phhila prostrata 'Outback Sunrise'	'Outback Sunrise'	I Gal	161
⊗ ∅	Lantan	a x 'Dallas Red'	Dallas Red Lantana	I Gal	91
\odot	Lantan	a montevidensis	Trailing Purple Lantana	I Gal	50
Θ	Lantan	a x 'New Gold'	New Gold Lantana	I Gal	
VINES			COMMON NAME	SIZE	QTY
	Bougai	nvillea x buttiana 'Afterglow'	Afterglow Bougainvillea	5 Gal	136

QUANTITIES SHOWN REFLECT PROJECT TOTALS.

KEY MAP

MATCHLINE: SHEET L-1.01, LEFT



- ALL TREES SHALL BE 30' O.C. AND 40' WHEN ADJACENT TO LIGHT POLES.
 PEDESTRIAN AREA LIGHTS SHALL ALIGN WITH TREE LAYOUT ALIGNMENT.
 A LANDSCAPE BUFFER EASEMENT, VARYING FROM 20'
- TO 50' IN WIDTH, SHALL BE PROVIDED ALONG EACH SIDE OF THE ROW. THIS EASEMENT MAY CONTAIN DRAINAGE RETENTION BASINS AND SHALL CONTAIN AGRICULTURAL VERNACULAR LANDSCAPING.
 4. ALL LANDSCAPE MATERIALS TO BE PER GATEWAY







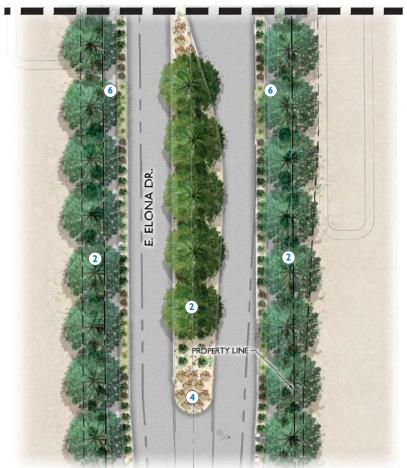
PRIMARY ENTRY ENLARGEMENT PLAN

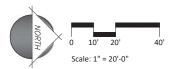


KEYNOTES

- PRIMARY ENTRY SIGN
- 2 STREET THEMATIC TREE
- 3 DECORATIVE VEHICULAR PAVING
- 4 RAISED MEDIAN
- SIGNATURE ENTRY TREE GROVE
- 6' SIDEWALK (TYP)
- VINE PLANTING





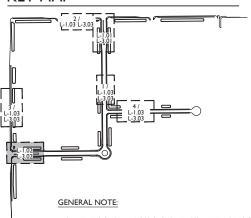


PLANT LEGEND

1 4	1 1 1	LLGLIND			
SYMBO	OL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES	d.				
and the	1	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	
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ALC: N		Pinus eldarica	Mondel Pine	24" Box	10
	No.	Pistache chinensis 'Red Push '	Red Push Pistache	24" Box	
		Ulmus parvifolia	Chinese Evergreen Elm	24" Box	
SHRUI	BS/AC	CENTS	COMMON NAME	SIZE	QTY
(Bougai	nvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal	
0	Callian	dra eriophylla	Pink Fairy Duster	5 Gal	74
*	Dasylin	ion quadrangulatum	Mexican Grass Tree	5 Gal	
	Myrtus	communis 'Compacta'	Compact Dwarf Myrtle	5 Gal	
\odot	Justicia	spicigera	Mexican Honeysuckle	5 Gal	
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	Ruellia	peninsularis	Desert Ruellia	5 Gal	58
\mathcal{X}	Tecom	a x 'Orange Jubilee'	Orange Jubilee	5 Gal	
GROL	INDC	OVERS	COMMON NAME	SIZE	QTY
\otimes	Calliste	emon x 'Little John'	Dwarf Callistemon	I Gal	114
●	Eremo	phhila prostrata 'Outback Sunrise'	'Outback Sunrise'	I Gal	161
⊗ ∅	Lantan	a x 'Dallas Red'	Dallas Red Lantana	I Gal	91
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Θ	Lantan	a x 'New Gold'	New Gold Lantana	I Gal	
VINES			COMMON NAME	SIZE	QTY
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QUANTITIES SHOWN REFLECT PROJECT TOTALS.

KEY MAP



- I. ALL TREES SHALL BE 30' O.C. AND 40' WHEN ADJACENT TO LIGHT POLES.
- 2. PEDESTRIAN AREA LIGHTS SHALL ALIGN WITH TREE LAYOUT ALIGNMENT.

 3. A LANDSCAPE BUFFER EASEMENT, VARYING FROM 20' TO 50' IN WIDTH, SHALL BE PROVIDED ALONG EACH SIDE OF THE ROW. THIS EASEMENT MAY CONTAIN DRAINAGE RETENTION BASINS AND SHALL CONTAIN AGRICULTURAL VERNACULAR LANDSCAPING.

 4. ALL LANDSCAPE MATERIALS TO BE PER GATEWAY LANDSCAPE STANDARDS.







TYPICAL STREETSCAPE PLANS



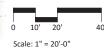


Scale: 1" = 20'-0"

GABRIELLA POINTE COMMERCE CENTER PARKWAY TYPICAL (COLLECTOR STREET)







WARNER ROAD TYPICAL (ARTERIAL STREET) Scale: 1'-0"=20'-0"





Scale: 1" = 20'-0"

HIGLEY ROAD TYPICAL (ARTERIAL STREET)

PLANT LEGEND

SYMBOL		SCIENTIFIC NAME	COMMON NAME	SIZE
TREES	4.			
		Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	die.	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
ALANA.		Pinus eldarica	Mondel Pine	24" Box
	No.	Pistache chinensis 'Red Push '	Red Push Pistache	24" Box
		Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUE	SS/AC	CENTS	COMMON NAME	SIZE
\odot	Bougair	nvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal
	Calliano	dra eriophylla	Pink Fairy Duster	5 Gal
*	Dasyliri	ion quadrangulatum	Mexican Grass Tree	5 Gal
8	Myrtus	communis 'Compacta'	Compact Dwarf Myrtle	5 Gal
\odot	Justicia	spicigera	Mexican Honeysuckle	5 Gal
	Leucop	hyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
٥	Muhlen	bergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
**	Muhlenbergia lindheimeri 'Autumn Glow'		'Autumn Glow' Muhly	5 Gal
	Muhlen	bergia rigens	Deer Grass	5 Gal
	Ruellia	peninsularis	Desert Ruellia	5 Gal
\mathcal{R}	Tecom	a x 'Orange Jubilee'	Orange Jubilee	5 Gal
GROU	INIDC	OVERS	COMMON NAME	SIZE
		mon x 'Little John'	Dwarf Callistemon	I Gal
ă		phhila prostrata 'Outback Sunrise'	'Outback Sunrise'	l Gal
⊗ ⊕		a x 'Dallas Red'	Dallas Red Lantana	l Gal
		a montevidensis	Trailing Purple Lantana	l Gal
0	Lantana	a x 'New Gold'	New Gold Lantana	I Gal
			COMMONINIAME	CIZE
VINES			COMMON NAME	SIZE
	Bougair	nvillea x buttiana 'Afterglow'	Afterglow Bougainvillea	5 Gal

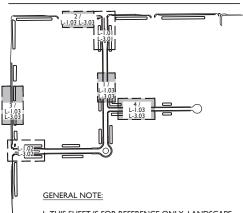
NOTE:

QUANTITIES SHOWN REFLECT PROJECT TOTALS.

KEYNOTES

- STREET THEMATIC TREE
- 2 6' SIDEWALK (TYP)

KEY MAP

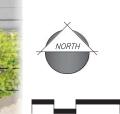


- THIS SHEET IS FOR REFERENCE ONLY, LANDSCAPE STREETSCAPE PLAN TYPICALS ARE FOR FUTURE DEVELOPMENT AND NOT A PART OF THE INFRASTRUCTURE CONSTRUCTION LIMITS.

 ALL TREES SHALL BE 30' O.C. AND 40' WHEN ADJACENT TO
- ALL TREES SHALL BE 30' O.C. AND 40' WHEN ADJACENT TO LIGHT POLES.
- 3. PEDESTRIAN AREA LIGHTS SHALL ALIGN WITH TREE LAYOUT ALIGNMENT.
- ALIGNIFIENT:

 A. A LANDSCAPE BUFFER EASEMENT, VARYING FROM 20' TO 50'
 IN WIDTH, SHALL BE PROVIDED ALONG EACH SIDE OF THE
 ROW. THIS EASEMENT MAY CONTAIN DRAINAGE
 RETENTION BASINS AND SHALL CONTAIN AGRICULTURAL
 VERNACULAR LANDSCAPING.
- 5. ALL LANDSCAPE MATERIALS TO BE PER GATEWAY LANDSCAPE STANDARDS.



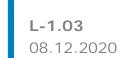


Scale: 1" = 20'-0"

TIDWELL DRIVE TYPICAL (COLLECTOR STREET)

Scale: 1'-0"=20'-0"

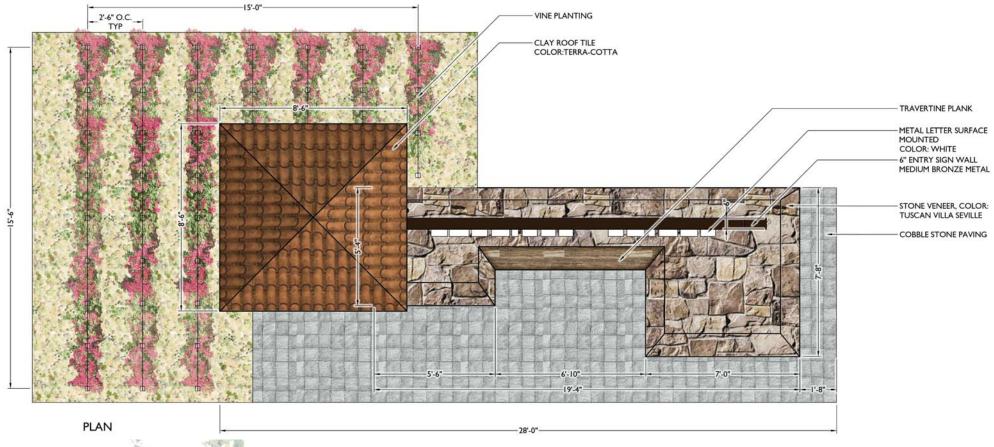


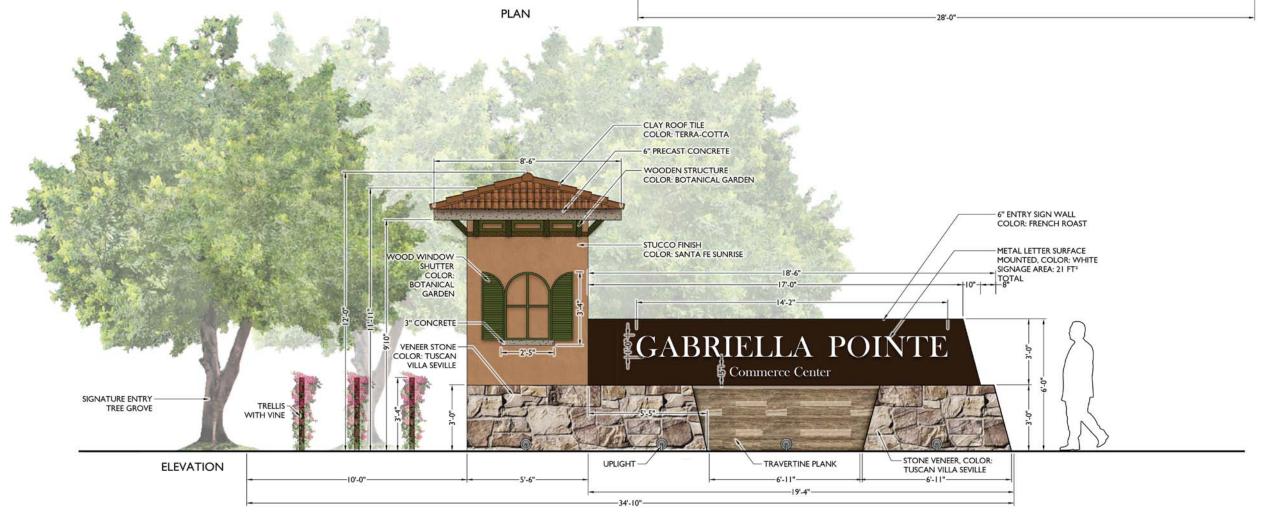




Scale: I'-0"=20'-0"

PRIMARY ENTRY SIGN



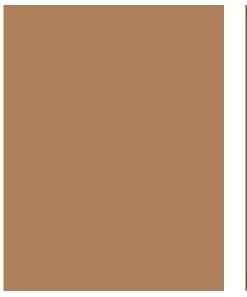




L-2.01



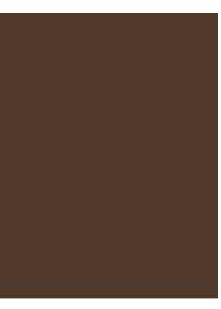
PRIMARY SIGNAGE COLOR SAMPLES & FINISHES







WOOD FINISH Color: Dunn Edwards 518, Botanical Garden



SIGN METAL PANEL & TRELLIS Color: Sherwin Williams 6069, French Roast



SIGN METAL LETTERING Color: Sherwin Williams 7006, Extra White



WOOD SHUTTER Custom by Sign Fabricator



BEAM AND POST Custom by Sign Fabricator

SIDE ELEVATION

L-2.02

08.12.2020



STONE VENEER Color: Coronado Stone, Tuscan Villa Seville





TUSCAN ROOF TILE Color: Boral Roof Tile, Terra Cotta



TRAVERTINE PLANK Color: Coronado Stone, Roman



TRELLIS WITH VINE Custom by Sign Fabricator



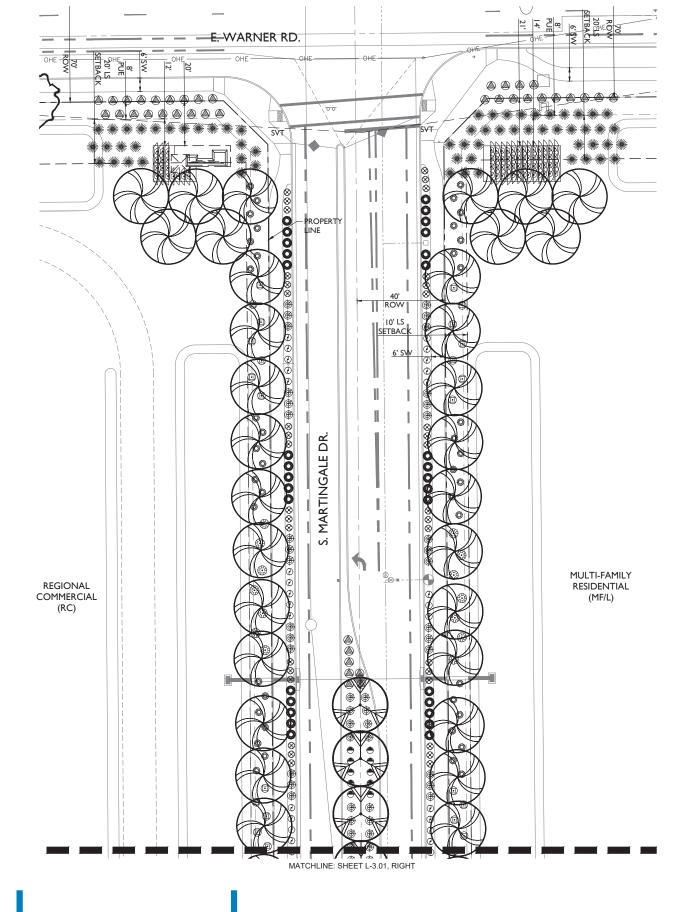


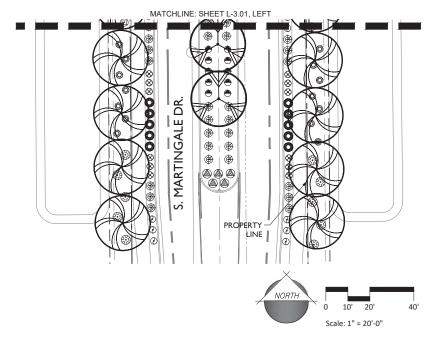


METAL WIRE

- 3" x 4" STEEL TUBE BAR, POWDER COATED, COLOR: FRENCH ROAST 4" x 4" STEEL TUBE POST, POWDER COATED, COLOR: FRENCH ROAST VINE PLANTING

ENTRY PLANTING PLAN



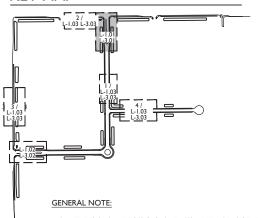


PLANT LEGEND

SYMBO	DL SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	
(\mathcal{X})	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box	88
	Pinus eldarica	Mondel Pine	24" Box	10
1 3	Pistache chinensis 'Red Push '	Red Push Pistache	24" Box	
\sim	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	
SHRUI	BS/ACCENTS	COMMON NAME	SIZE	QTY
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal	
0	Calliandra eriophylla	Pink Fairy Duster	5 Gal	74
*	Dasylirion quadrangulatum	Mexican Grass Tree	5 Gal	
8	Myrtus communis 'Compacta'	Compact Dwarf Myrtle	5 Gal	
\odot	Justicia spicigera	Mexican Honeysuckle	5 Gal	
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	52
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	126
**	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	121
0	Muhlenbergia rigens	Deer Grass	5 Gal	93
Ŕ	Ruellia peninsularis	Desert Ruellia	5 Gal	58
\otimes	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	
GROL	INDCOVERS	COMMON NAME	SIZE	QTY
	Callistemon x 'Little John'	Dwarf Callistemon	I Gal	114
Ď	Eremophhila prostrata 'Outback Sunrise'	'Outback Sunrise'	I Gal	161
à	Lantana x 'Dallas Red'	Dallas Red Lantana	I Gal	91
⊗ ∰ ∅	Lantana montevidensis	Trailing Purple Lantana	I Gal	50
Θ	Lantana x 'New Gold'	New Gold Lantana	I Gal	
VINES		COMMON NAME	SIZE	QTY
	Bougainvillea x buttiana 'Afterglow'	Afterglow Bougainvillea	5 Gal	136

QUANTITIES SHOWN REFLECT PROJECT TOTALS.

KEY MAP



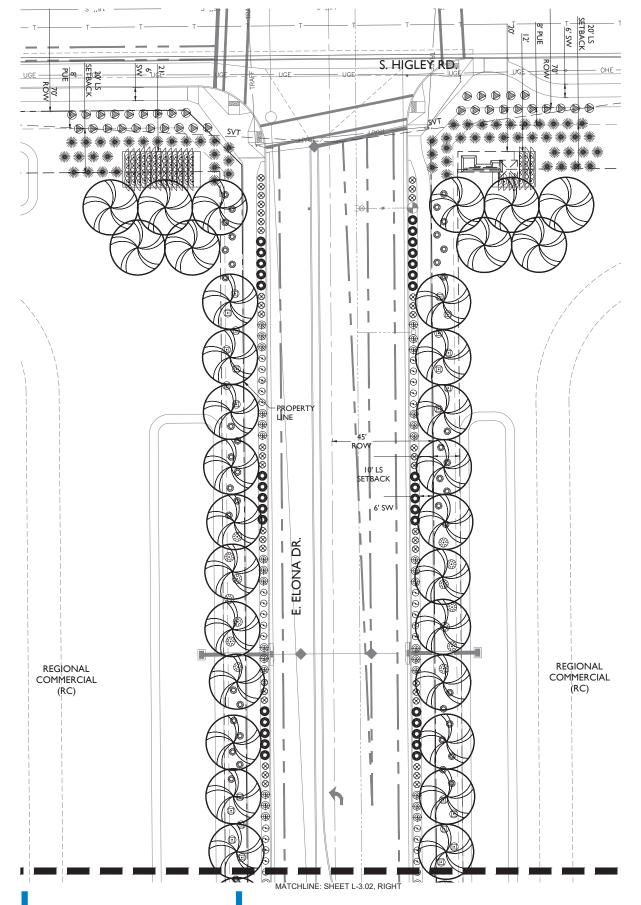
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 PEDESTRIAN AREA LIGHTS SHALL ALIGN WITH TREE LAYOUT ALIGNMENT.
 A LANDSCAPE BUFFER EASEMENT, VARYING FROM 20'
- TO 50' IN WIDTH, SHALL BE PROVIDED ALONG EACH SIDE OF THE ROW. THIS EASEMENT MAY CONTAIN DRAINAGE RETENTION BASINS AND SHALL CONTAIN AGRICULTURAL VERNACULAR LANDSCAPING.
 4. ALL LANDSCAPE MATERIALS TO BE PER GATEWAY
- LANDSCAPE STANDARDS.

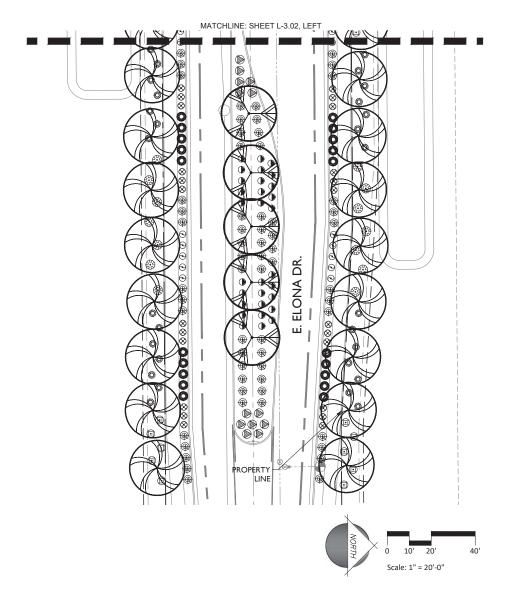


L-3.01



ENTRY PLANTING PLAN





PLANT LEGEND

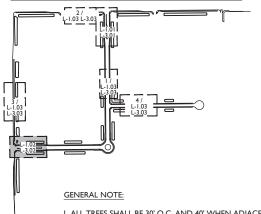
SYMBO	DL SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	
(\mathcal{X})	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box	88
	Pinus eldarica	Mondel Pine	24" Box	10
1	Pistache chinensis 'Red Push '	Red Push Pistache	24" Box	
\sim	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	
SHRUI	BS/ACCENTS	COMMON NAME	SIZE	QTY
\odot	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal	
0	Calliandra eriophylla	Pink Fairy Duster	5 Gal	74
*	Dasylirion quadrangulatum	Mexican Grass Tree	5 Gal	
8	Myrtus communis 'Compacta'	Compact Dwarf Myrtle	5 Gal	
\odot	Justicia spicigera	Mexican Honeysuckle	5 Gal	
(i)	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	52
٥	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	126
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	121
0	Muhlenbergia rigens	Deer Grass	5 Gal	93
	Ruellia peninsularis	Desert Ruellia	5 Gal	58
\mathcal{B}	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	
GROL	INDCOVERS	COMMON NAME	SIZE	OTY
	Callistemon x 'Little John'	Dwarf Callistemon	l Gal	114
Ď	Eremophhila prostrata 'Outback Sunrise'	'Outback Sunrise'	l Gal	161
⊗ ⊕	Lantana x 'Dallas Red'	Dallas Red Lantana	I Gal	91
\check{ullet}	Lantana montevidensis	Trailing Purple Lantana	I Gal	50
Θ	Lantana x 'New Gold'	New Gold Lantana	I Gal	
VINES		COMMON NAME	SIZE	QTY
	Bougainvillea x buttiana 'Afterglow'	Afterglow Bougainvillea	5 Gal	136

NOTE:

QUANTITIES SHOWN REFLECT PROJECT TOTALS.

KEY MAP

L-3.02

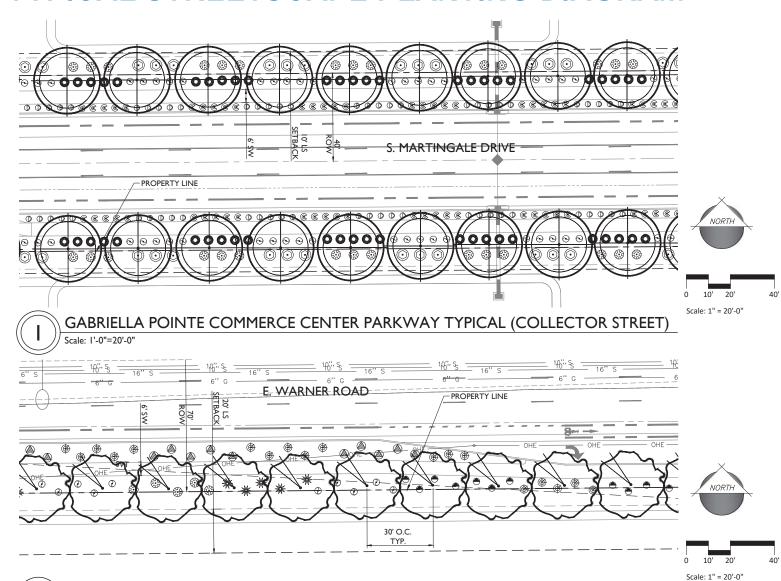


- 1. ALL TREES SHALL BE 30' O.C. AND 40' WHEN ADJACENT TO LIGHT POLES.
 2. PEDESTRIAN AREA LIGHTS SHALL ALIGN WITH TREE LAYOUT ALIGNMENT.
 3. A LANDSCAPE BUFFER EASEMENT, VARYING FROM 20' TO 50' IN WIDTH, SHALL BE PROVIDED ALONG EACH SIDE OF THE ROW. THIS EASEMENT MAY CONTAIN DRAINAGE RETENTION BASINS AND SHALL CONTAIN AGRICULTURAL VERNACULAR LANDSCAPING.
 4. ALL LANDSCAPE MATERIALS TO BE PER GATEWAY LANDSCAPE STANDARDS.

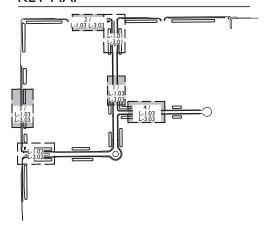




TYPICAL STREETSCAPE PLANTING DIAGRAM



KEY MAP



GENERAL NOTE:

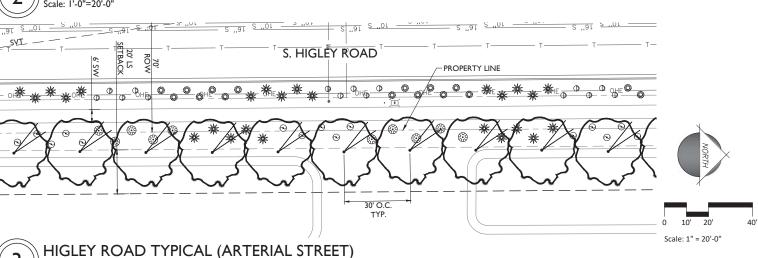
- I. THIS SHEET IS FOR REFERENCE ONLY. LANDSCAPE STREETSCAPE PLAN TYPICALS ARE FOR FUTURE DEVELOPMENT AND NOT A PART OF THE INFRASTRUCTURE CONSTRUCTION LIMITS.
- 2. ALL TREES SHALL BE 30' O.C. AND 40' WHEN ADJACENT TO
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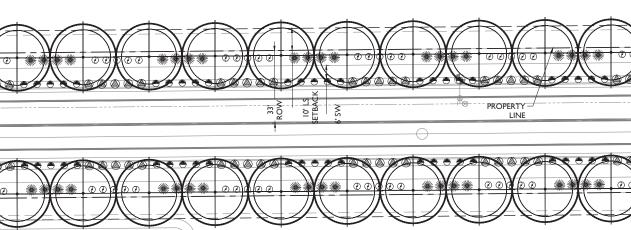
 4. A LANDSCAPE BUFFER EASEMENT, VARYING FROM 20' TO 50'
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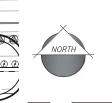
PLANT LEGEND

SYMBO	DL SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
(X)	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
	Pinus eldarica	Mondel Pine	24" Box
} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Pistache chinensis 'Red Push '	Red Push Pistache	24" Box
\sim	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUE	SS/ACCENTS	COMMON NAME	SIZE
<u></u>	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal
0	Calliandra eriophylla	Pink Fairy Duster	5 Gal
*	Dasylirion quadrangulatum	Mexican Grass Tree	5 Gal
8	Myrtus communis 'Compacta'	Compact Dwarf Myrtle	5 Gal
\odot	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
٥	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
**	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
0	Muhlenbergia rigens	Deer Grass	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
\mathcal{R}	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal
<u> </u>	NID COVIED C	001010111111	
-	NDCOVERS	COMMON NAME	SIZE
⊗	Callistemon x 'Little John'	Dwarf Callistemon	I Gal
₩	Eremophhila prostrata 'Outback Sunrise'	'Outback Sunrise'	I Gal
⊗ ⊕	Lantana x 'Dallas Red'	Dallas Red Lantana	I Gal
\bigcirc	Lantana montevidensis	Trailing Purple Lantana	I Gal
\ominus	Lantana x 'New Gold'	New Gold Lantana	I Gal
VINES		COMMON NAME	SIZE
	Bougainvillea x buttiana 'Afterglow'	Afterglow Bougainvillea	5 Gal

WARNER ROAD TYPICAL (ARTERIAL STREET) Scale: I'-0"=20'-0"







Scale: 1" = 20'-0"

TIDWELL DRIVE TYPICAL (COLLECTOR STREET)



L-3.03

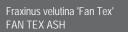
08.12.2020



Scale: I'-0"=20'-0"

LANDSCAPE PLANT PALETTE IMAGERY







Olea Europeae 'Swan Hill' SWAN HILL OLIVE



Pinus eldarica MONDEL PINE



'RED PUSH' CHINESE PISTACIA



Ulmus parvifolia CHINESE EVERGREEN ELM



Calliandra eriophylla PINK FAIRY DUSTER



Bougainvillea Vine BOUGAINVILLEA SPECIES



Dasylirion quadrangulatum MEXICAN GRASS TREE



Myrtus communis 'Compacta' COMPACT DWARF MYRTLE



Justicia spicigera MEXICAN HONEYSUCKLE



Leucophyllum langmaniae 'Rio Bravo' 'RIO BRAVO' SAGE

L- 4.01





LANDSCAPE PLANT PALETTE IMAGERY







Muhlenbergia lindheimeri 'Autumn Glow' 'AUTUMN GLOW' MUHLY



Muhlenbergia rigens DEER GRASS



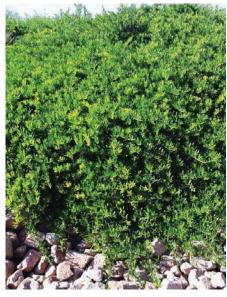
Ruellia peninsularis DESERT RUELLIA



Tecoma x 'Orange Jubilee' ORANGE JUBILEE TECOMA



Callistemon x 'Little John' DWARF CALLISTEMON



Eremophhila prostrata 'Outback Sunrise' OUTBACK SUNRISE



Lantana x 'Dallas Red' DALLAS RED LANTANA



Lantana montevidensis PURPLE TRAILING LANTANA



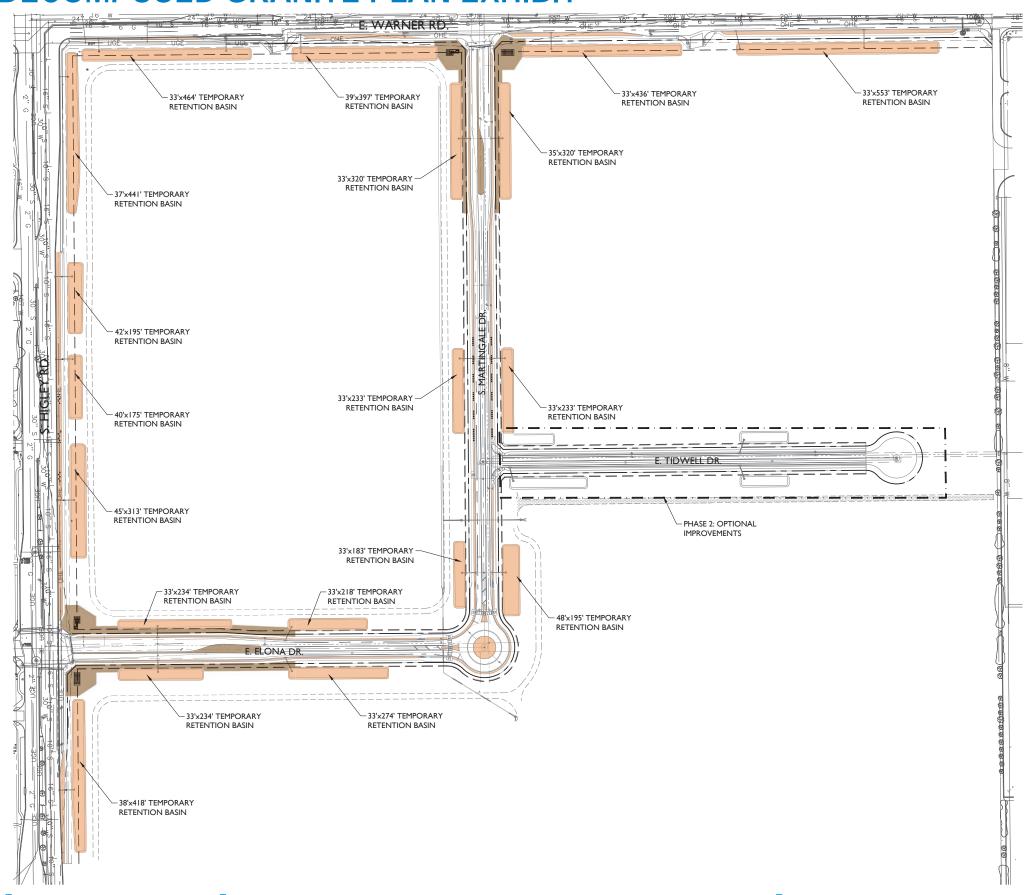
Lantana 'New Gold' NEW GOLD LANTANA

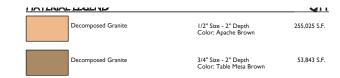


L-4.02



DECOMPOSED GRANITE PLAN EXHIBIT





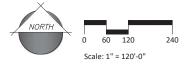




APACHE BROWN DG (for Dust Control)

TABLE MESA BROWN DG

NOTE: TEMPORARY RETENTION BASINS WILL MEET MARICOPA COUNTY DUST CONTROL STANDARDS.

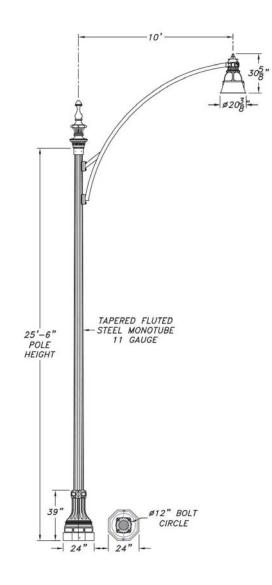


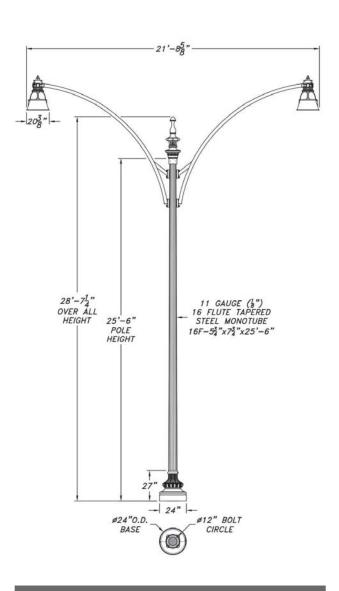


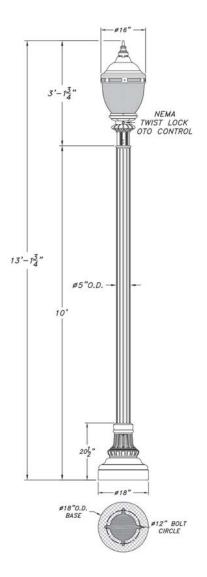
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PUBLIC STREETS (TOWN OF GILBERT) LIGHT FIXTURES



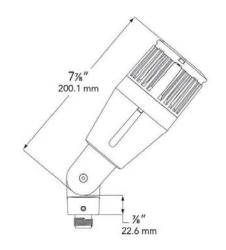




PUBLIC MEDIAN LIGHT

PUBLIC PEDESTRIAN LIGHT

MONUMENT



ARCHITECTURE UP-LIGHTING Vista Model 1043 (Wide Flood) Finish: Dark Bronze





L- 6.01

08.12.2020

PUBLIC STREET LIGHT

SINGLE ARM STREET LIGHT BY NILAND

S20-08 Gabriella Pointe Commerce PRELIMINARY GRADING AND DRAINAGE PLAN VICINITY MAP **Center-Infrastructure Plat Attachment 6 - Preliminary Grading** N.T.S. **GABRIELLA POINTE** and Drainage Plan **GILBERT, ARIZONA** NORTH QUARTER CORNER A PORTION OF THE NW 1/4, SECTION 23, TOWNSHIP I SOUTH, RANGE 6 EAST OF THE THIS PROJECT SECTION 23 T.1S., R.6E., SEARCHED FOR. NOT FOUND GILA AND SALT RIVER BASE AND MERIDIAN. LAKEVIEW TRAILS AT APN:304-19-009N MARICOPA COUNTY, ARIZONA ZONING: SC NORTHWEST QUARTER ZONING: SF-6 E. RAY ROAD SECTION 23 T.1S., R.6E., FOUND TOG BRASS CAP SECTION 23 T.IS., R.6E وي ليا 88 - E. WARNER ROAD CIVIL ENGINEER: OWNER: EPS GROUP, INC. I 130 N. ALMA SCHOOL RD, SUITE 120 MESA, ARIZONA 85201 MICHELON FAMILY AZ LAND LLC N44°30'56"E 21.23'-3540 HAWESWOOD CT. CRETE, IL 60417 PHONE: (480) 503-2250 CONTACT: JOHN WHITE EX. 40.0' FAX: (480) 503-2258 CONTACT: BRIAN NICHOLLS, P.E. EMAIL: john@westernhorizonsinc.com PROP STORM PROP STORM R/W GILBERT FIRE EMAIL: brian.nicholls@epsgroupinc.com DRAIN PIPE 92 WITH CATCL BASIN AND BUBBLE UP STRUCTURE **LEGEND** DEVELOPER: WITH CATCH ZONING: SC WITH CATCH FOURSITE CONSULTING, LLC 4650 E. COTTON CENTER BLVD. PHOENIX, AZ 85040 CONTACT: MATT PERSONNE BASIN AND PROP. STORM-DRAIN PIPE WITH CATCH - PROP. STORM EMAIL: mpersonne@foursite.com DRAIN PIPE WITH CATCH BASIN AND BUBBLE UP STRUCTURE Drainage BASIN AND LOT 2 ZONING: MULTIFAMILY MEDIUM STRUCTURE ZONING: MULTIFAMILY LOT I ZONING: REGIONAL COMMERCIAL 50-YR 24-HR RUNOFF RETENTION CALCULATIONS Gabriella Pointe N0°26'42"W I2I5.00 COOLEY STATION NORTH PARCEL 2 ZONING: SF-D PIPE/TO EXTENDED WITH NEW BUBBLE ZONING BOUNDARY Grading I. A RUNOFF COEFFICIENT OF 0.90 AND 0.60 WAS USED FOR THE HARDSCAPE PER GILBERT TOWN COUNCIL CASE# Z18-18 AND LANDSCAPE AREAS RESPECTIVELY
THE EXISTING VOLUMES OF BASINS 16-21 WERE USED TO CALCULATE THE IN THE EAST IN OCCUPIES OF ASSISTS 15-21 WERE USED TO CALCULATE THE MINIMUM REQUIRED VOLUME FOR THE PROPOSED BASINS 16-21.

ALL OF THE BASINS WERE DESIGNED TO RETAIN LESS THAN THE I'DEPTH OF STORMWATTER RETENTION. - PROP. STORM DRAIN ZONING BOUNDARY -PER GILBERT TOWN EX. STORM DRAIN PIPE TO EXTENDED PHASE II OPTIONAL COUNCIL CASE# Z18-18 N89°28'33"E ,272.05' WITH NEW BUBBLE UP STRUCTURE PROP STORM DRAIN PIPE 55' RADIUS ALL WEATHER FIRE CUL-DE-SAC EXISTING DITCH CROSSING PIPE TO EXTENDED WITH NEW BUBBLE/ - PROP. STORM DRAIN PIPE N0°26'42"W 506.65'-BASIN 5 HARDSCAPE AREA = 31,711 SF LANDSCAPE AREA = 10,475 SF Vr = 8,705 CF Vp = 9,108 CF BASIN 16 EXISTING VOLUME PROVIDED = 10,257 CF WITH CATCH BASIN AND PROP. STORM DRAIN PIPE -DRAIN PIPE WITH CATCH WITH CATCH BASIN AND BUBBLE UP STRUCTURE BASIN 6 HARDSCAPE AREA = 31,711 SF LANDSCAPE AREA = 10,475 SF Vr = 8,705 CF Vp = 9,108 CF IRRIGATION STANDPIPE BUBBLE UP PROP. STORM DRAIN PIPE WITH CATCH BASIN AND BUBBLE UP STRUCTURE BASIN 7 HARDSCAPE AREA = 14,460 SF LANDSCAPE AREA = 4,649 SF Vr = 3,950 CF Vp = 3,988 CF PROP. STORM DRAIN PIPE WITH CATCH BASIN AND BUBBLE UP STRUCTURE $\frac{\text{BASIN 20}}{\text{EXISTING}} \text{ VOLUME PROVIDED = 3,523 CF}$ BASIN 8 HARDSCAPE AREA = 37,669 SF LANDSCAPE AREA = 12,377 SF Vr = 10,333 CF Vp = 10,786 CF BASIN 22 HARDSCAPE AREA = 11,370 SF LANDSCAPE AREA = 3,649 SF Vr = 3,107 CF Vp = 3,119 CF BASIN 9 HARDSCAPE AREA = 17,903 SF LANDSCAPE AREA = 5,969 SF Vr = 4,923 CF Vp = 5,149 CF COOLEY STATION NORTH PARCEL 2 ZONING: SF-D PROP. STORM DRAIN PIPE WITH CATCH BASIN AND – IRRIGATION STANDŘIPE 18" IRRIGATION -BASIN 23 HARDSCAPE AREA = 11,370 SF LANDSCAPE AREA = 3,649 SF Vr = 3,107 CF Vp = 3,119 CF LOT 4 ZONING: BUSINESS PARK – PROP. STORM DRAIN PIPE WITH CATCH BASIN AND BUBBLE UP STRUCTURE - PROP. STORM DRAIN PIPE WITH CATCH BASIN AND ARIZONA 811 Date Created: 07/15/2 PROPOSED IS' FARM ROAD rawn by: JRG Construction 19-0111 1291 PGP01 (3) 1898 88 CENTER OF SECTION 23 - T.1S., R.6E., FOUND ADOT WEST QUARTER CORNER Sheet No. SECTION 23 T.1S., R.6E., FOUND ADOT BRASS CAP of I

S20-08 Gabriella Pointe Commerce PRELIMINARY UTILITY PLAN **Center-Infrastructure Plat Attachment 7 - Preliminary Utility Plan GABRIELLA POINTE GILBERT, ARIZONA** A PORTION OF THE NW 1/4, SECTION 23, TOWNSHIP I SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NORTH QUARTER CORNER MARICOPA COUNTY, ARIZONA SECTION 23 T.1S., R.6E LAKEVIEW TRAILS AT SEARCHED FOR. NOT FOUND م APN:304-19-009N MORRISON RANCH ZONING: SC NORTHWEST QUARTER SECTION 23 T.1S., R.6E., FOUND TOG BRASS CAP IN HAND HOLE-CONNECT TO EXISTING MANHOLE O EXISTING MANHOLE EX — SSMH — (1) RIM:1289.63 INV IN:1270.14 INV IN:1268.81 INV OUT:1268.81 GILBERT FIRE STATION ZONING: PF/I CVS PHARMACY ZONING: SC INV IN:1271.49 INV OUT:1271.39 PROPERTY LINE -**Preliminary Utility Plan** 8" SEW-© S=0.40% Drive Gabriella Pointe SSMH - (8) RIM:1289.35 Martingale INV IN:1272.05 INV OUT:1271.95 LOT 3 ZONING: CIRCLE K LOT 2 ZONING: MULTIFAMILY/ MULTIFAMILY/ LOT I MEDIUM LOW 8" SEW-© S=0.40% ZONING: REGIONAL COMMERCIAL Ś COOLEY STATION NORTH PARCEL 2 ZONING: SF-D SSMH - (7) RIM:1289.97 Road INV OUT:1273.65 SAN SAVINO ZONING: SF-D Higley CONNECT TO EXISTING WATERLINE Ś -12" X 8" WATER TEE SSMH - (6) RIM:1290.93_ E. Tidwell Drive 339 LF SSMH - (10) _RIM:1292.35 INV IN:1275.55 INV OUT:1275.65 400 LF -8" SEW @ S=-0.40% - CONNECT TO EXISTING WATERLINE 8" SEW-© S=0.40% **LEGEND** WATER VALVE FIRE HYDRANT - 12" X 12" WATER CROSSING ate Created: 07/15/ E. Elona Drive STUB OUT 12" WATER WATER METER - STUB OUT 8" SEWER AMERICAN LEADERSHIP 349 LF WATER LINE Not For @ S=0.40% ACADEMY Or COOLEY STATION SSMH - (3) _RIM:1288.94 INV IN:1268.75 INV OUT:1268.65 CONNECT TO EXISTING MANHOLE EX SSMH - 2 RIM:1288.92 INV IN:1266.70 INV IN:1264.87 ZONING: SF-D LOT 4 19-0111 STUB OUT 8" SEWER -ZONING: STUB OUT 12" WATER -PUP01 BUSINESS PARK Sheet No. REGIONAL of I